

133.0

0002

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

Total Card / Total Parcel

1,038,900 / 1,038,900

APPRAISED: 1,038,900 / 1,038,900

USE VALUE: 1,038,900 / 1,038,900

ASSESSED: 1,038,900 / 1,038,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		LOCKELAND AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CRYSTAL ROY M & SERENA/TRS	
Owner 2: ROY M CRYSTAL MARITAL TRUST &	
Owner 3: SERENA CRYSTAL MARITAL TRUST	

Street 1: 34 GRAPEVINE AVE	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02421	Own Occ: N
	Type:

PREVIOUS OWNER	
Owner 1: CRYSTAL ROY M & SERENA -	
Owner 2: -	

Street 1: 34 GRAPEVINE AVE	
Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02421	

NARRATIVE DESCRIPTION	
This parcel contains .136 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2841 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5922		Sq. Ft.	Site		0	90.	1.01	10									537,894						537,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5922.000	496,100	4,900	537,900	1,038,900		85384
							GIS Ref
							GIS Ref
							Insp Date
							12/02/17

PREVIOUS ASSESSMENT								Parcel ID	133.0-0002-0003.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	496,100	4900	5,922.	537,900	1,038,900	Year end	12/23/2021	
2021	104	FV	473,600	4900	5,922.	537,900	1,016,400	Year End Roll	12/10/2020	
2020	104	FV	473,700	4900	5,922.	537,900	1,016,500	Year End Roll	12/18/2019	
2019	104	FV	367,000	4900	5,922.	567,800	939,700	939,700 Year End Roll	1/3/2019	
2018	104	FV	367,000	4900	5,922.	418,400	790,300	790,300 Year End Roll	12/20/2017	
2017	104	FV	344,400	4900	5,922.	400,400	749,700	749,700 Year End Roll	1/3/2017	
2016	104	FV	344,400	4900	5,922.	370,500	719,800	719,800 Year End	1/4/2016	
2015	104	FV	307,200	4900	5,922.	310,800	622,900	622,900 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
CRYSTAL ROY M &	1497-82		9/27/2016	Convenience		1	No	No				
	892-175		8/1/1977		61,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/17/2021	1439	Wood Dec	81,355	C																12/2/2017	MEAS&NOTICE	HS	Hanne S
11/21/2001	865	Redo Bat	10,000	C				REMODEL 2 BATHS												11/18/2008	Meas/Inspect	189	PATRIOT
																				11/14/2000	Hearing N/C	189	PATRIOT
																				1/22/2000	Inspected	263	PATRIOT
																				11/23/1999	Mailer Sent		
																				11/8/1999	Measured	264	PATRIOT
																				7/25/1992		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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